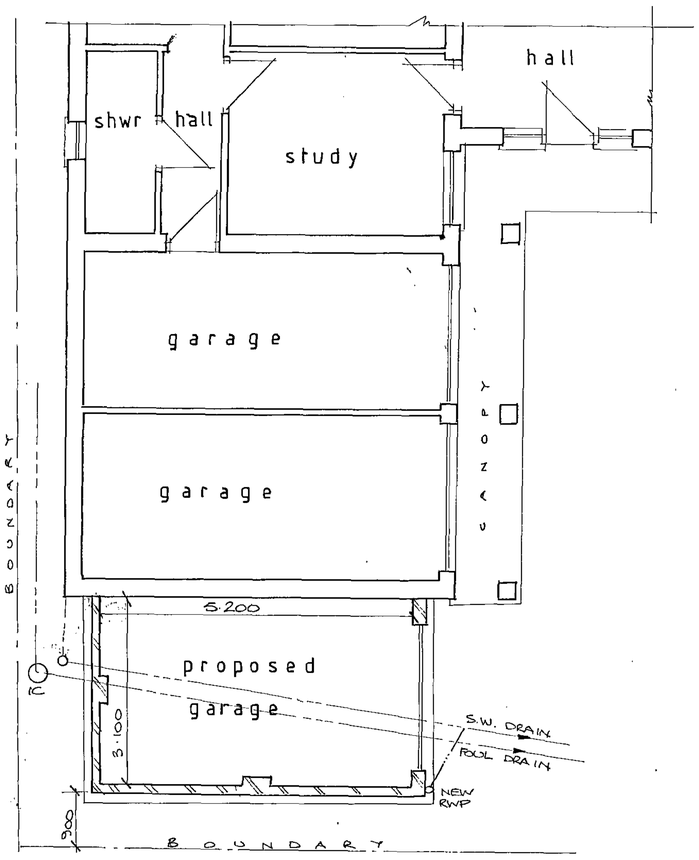


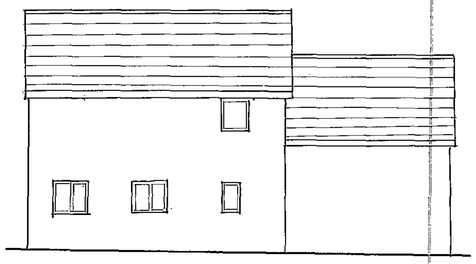
PLAN



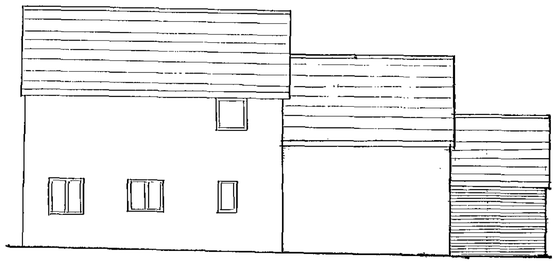
EXISTING FRONT



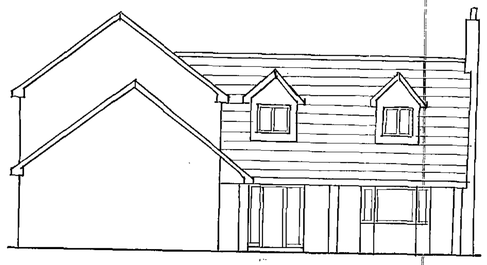
PROPOSED FRONT



EXISTING REAR



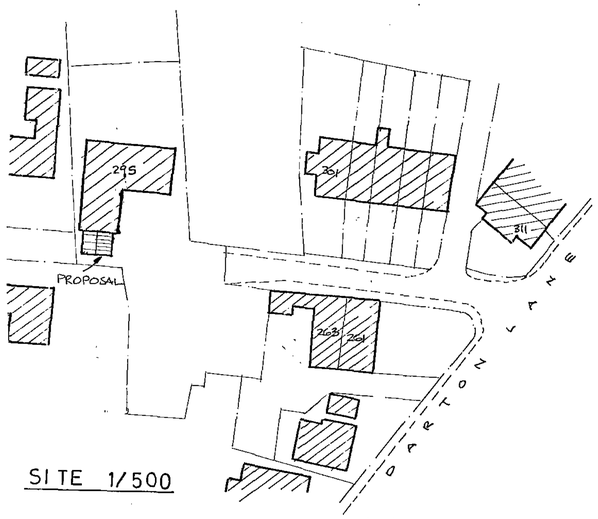
PROPOSED REAR



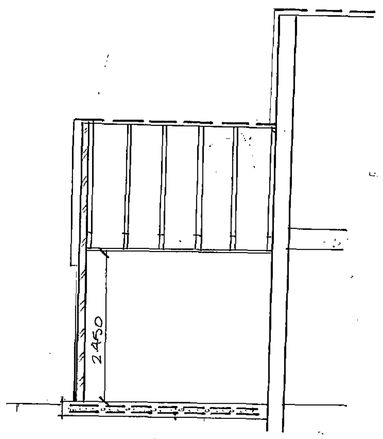
EXISTING SIDE



PROPOSED SIDE



SITE 1/500



SECTION

SCALES 1/50 and 1/100

ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25 tiling battens on untearable felt; verge and eaves tiles twice clipped; proprietary manufacture trussed rafters at 600 centres at 37.5 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses to be "Fink" pattern with min 97 x 35 top and internal chords and min 127 x 35 ceiling chords; all timber in trusses to be Class M50 to BS 4978; Calculations to be be prepared by truss manufacturer before installation; trusses nailed both ends to 100 x 75 treated wallplate; wallplates fixed to brickwork at max 1.8 metre centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 25 x 100 diagonal wind bracing to underside of trusses; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max 1.8 metre centres built into wall and nailed across first 3 rafter and ceiling ties; PVCu soffit, fascia and barge board; Code 4 stepped lead flashing at junction of roof and existing house wall lapped under roof coverings min 225 and up wall min 150 and tucked in

DRAINAGE: *110 square section gutters to discharge to 50 downpipes to drain to existing rwp at rear and to new rainwater* pipes at front; new sw drain connection in 100 dia clayware pipes and fittings with flexible joints laid to a min gradient of 1 in 40; private sewers passing under garage to be checked for structural condition and repaired if necessary to satisfaction of Local Building Inspector

WALL: 112.5 thickness of facing brickwork in bricks to match existing house with 450 x 225 thick brick piers as shown on plan extending to underside of roof coverings; Catnic CN71A lintel with minimum 150 and bearing over garage door; front elevation in 225 thick brickwork; up and over garage door to match existing garage doors

FLOOR: Reinforced concrete raft to be designed by structural engineer; **Calculations to be submitted to Local Building Inspector for approval minimum 14 days before installation**

Electrical installation to be limited to one 13 amp double socket outlet and lighting unit; electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector

PROPOSED ATTACHED GARAGE at HOLLY BANK, 295 DARTON LANE, MAPPLEWELL, BARNSLEY

Barnsley Metropolitan Borough Council
29 OCT 2008